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# THE ANDHRA PRADESH GAZETTE

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## NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

( I<sub>1</sub> )

**DRAFT VARIATION TO THE MASTER PLAN OF HYDERABAD METROPOLITAN DEVELOPMENT  
AUTHORITY FOR CHANGE OF LAND USE FROM RECREATIONAL USE ZONE (PARK) TO  
RESIDENTIAL USE ZONE BEGUMPET (V), BALANAGAR (M), RANGA REDDY DISTRICT.**

*[Memo. No. 16954/I<sub>1</sub>/2009, Municipal Administration & Urban Development, 27th March, 2010.]*

The following draft variation to the land use envisaged in the notified Zonal Development Plan for Zone No.I (Part) of erstwhile MCH area, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad – 500 022.

### **DRAFT VARIATION**

The site in Pr.No. 1-8-506/55/A/5,6,8,9,21,22,23,28 to 32, 36,37,38 & 40 in Sy.No. 194/1 of Begumpet (V), Balanagar (M), to an extent of 2965.32 Sq.Mtrs which is presently earmarked for Recreational (parks) Use Zone in the notified Zonal Development plan for

Zone No. I (part) of erstwhile MCH area is now proposed to be designed as Residential Use Zone in (3) pockets, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
14. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

#### **SCHEDULE OF BOUNDARIES – Pocket -I**

(Pr.No. 1-8-506/55/A/21 to 23 & 1-8-506/55/A/28 to 32)

**NORTH:** Pr.No. 1-8-506/55/A/24 & 27

**SOUTH:** 40'-0" wide WBM Road

**EAST :** 40'-0" wide WBM Road

**WEST :** 40'-0" wide WBM Road

**SCHEDULE OF BOUNDARIES – Pocket -II**

(Pr.No. 1-8-506/55/A/36 to 38 & 1-8-506/55/A/40)

**NORTH:** Pr.No. 1-8-506/55/A/35 & 39

**SOUTH:** Pr.No. 1-8-506/55/A/33 & 43

**EAST** : 40'-0" wide WBM Road

**WEST** : 30'-0" wide WBM Road

**SCHEDULE OF BOUNDARIES – Pocket -III**

(Pr.No. 1-8-506/55/A/5,6,8 & 9)

**NORTH:** Neighbours Houses

**SOUTH:** 30'-0" wide WBM Road

**EAST** : Pr.No. 1-8-507/1/B

**WEST** : 30'-0" wide CC Road

**DRAFT VARIATION TO THE MASTER PLAN OF HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM MAJOR PART CONSERVATION USE AND PARTLY RECREATIONAL USE ZONE TO RESIDENTIAL USE ZONE IN RAMPALLY DAYARA VILLAGE KEESARA MANDAL, RANGA REDDY DISTRICT.**

*[Memo. No. 15388/I ,/2008, Municipal Administration & Urban Development, 3rd April, 2010.]*

The following draft variation to the land use envisaged in the notified Revised Master Plan for non-Municipal area notified vide G.O.Ms.No. 288, MA, dated: 03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad – 500 022.

**DRAFT VARIATION**

The site in Sy.Nos. 627(P), 630(P), 631(P), 632(P), 647(P), 673(P), 674, 680, 681, 682(P), 685(P) of Rampally Dayara Village, Keesara Mandal, Ranga Reddy district to an extent of 4,51,424.50 Sq.mtrs i.e., Ac. 111.15 (excluding area affected in Master Plan roads and Green Buffer abutting tank), which is presently earmarked for Major part Conservation Use and partly Recreational Use Zone in the notified Revised Master Plan for non-Municipal area notified vide G.O.Ms.No. 288, MA, dated: 03.04.2008 is now proposed to be designated as Residential Use Zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.

3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
14. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. the natural flow from the catchment area through the above mentioned applicant's Survey numbers of Rampalli Dayara (V), Keesara (M), Ranga Reddy Dist should not be obstructed or deviated or utilized for any purpose.
16. Sufficient openings should be provided in the compound wall, if constructed for free flow of water from the catchment area through the applicants land.
17. No dumping / throwing of any effluents / wastes etc., into the nala will be allowed which causes damages to the quality of water through the applicants land.
18. any objection by the higher authorities of the Department / Government for permission for conversion of land to residential use zone is liable for cancellation of permission without any prior notice and no compensation or reimbursement of cost and maintenance due to above permission will be paid by the Government Department for any reason what so ever.
19. the department or any Government official or representatives will have the right to inspect the free natural flow through the applicants lands in the above mentioned Sy.Nos. of Rampalli Dayara village falls under Keesara Mandal, and there should not be any restrictions or obstructions for their entry or for inspection.
20. The violation of any condition laid above will be instantly liable for cancellation of above permission without any prior intimation of notice.
21. for any construction in the above mentioned Sy.Nos the conditions laid down under G.O.Ms.No. 86, Dated: 03.03.2006 by the MA & UD (M) Department should be followed scrupulously.

**SCHEDULE OF BOUNDARIES**

**NORTH:** Sy.No. 625, 633

**SOUTH:** Village boundary of Ghatkesar Sy.Nos. 111, 112

**EAST** : Sy.Nos. 627(P),628,629,675 to 679,683 and 684.

**WEST** : Sy.Nos. 631,632,648,672,671,670,682,685

**T.S. APPA RAO,**

*Principal Secretary to Government (UD).*

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